116.0	0006	0006.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	645,000 /	645,000
					USE VALUE:	645,000 /	645,000
					ASSESSED:	645,000 /	645,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
10		HEARD RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MURPHY CHARLES F & ANN M	
Owner 2:		
Owner 3:		
Street 1:	10 HEARD RD	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:
Postal:	02474	Type:

Own Occ: Y

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .123 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1948, having primarily Vinyl Exterior and 1176 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5365.000	238,300		406,700	645,000
Total Card	0.123	238,300		406,700	645,000
Total Parcel	0.123	238,300		406,700	645,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 548.47 | /Parcel: 548.47

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 74779
GIS Ref
GIS Ref
Insp Date 09/24/18

PREVIOUS ASSESSMENT

Parcel ID 116.0-0006-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	238,300	0	5,365.	406,700	645,000		Year end	12/23/2021
2021	101	FV	230,200	0	5,365.	406,700	636,900		Year End Roll	12/10/2020
2020	101	FV	230,300	0	5,365.	406,700	637,000	637,000	Year End Roll	12/18/2019
2019	101	FV	199,700	0	5,365.	400,900	600,600	600,600	Year End Roll	1/3/2019
2018	101	FV	199,700	0	5,365.	307,900	507,600	507,600	Year End Roll	12/20/2017
2017	101	FV	199,700	0	5,365.	290,500	490,200	490,200	Year End Roll	1/3/2017
2016	101	FV	199,700	0	5,365.	267,200	466,900	466,900	Year End	1/4/2016
2015	101	FV	187,200	0	5,365.	249,800	437,000	437,000	Year End Roll	12/11/2014

!9040!

PRINT

Date	Time
12/30/21	08:22:02

LAST REV

Date	Time
10/02/18	09:57:30

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 9040

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	994-186		2/1/1985		97,600	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/1/2014	427	New Wind	7,659					
6/25/2001	429	Redo Kit	15,000	C				
9/24/1993	474		10,000	C				DORMER FOR BATH
12/23/1992	652		3,200	C				16X16 WDK 9X4 PLAT

ACTIVITY INFORMATION

Date	Result	By	Name
9/24/2018	TTL REFUSAL	CC	Chris C
6/17/2014	External Ins	PC	PHIL C
5/1/2009	Inspected	189	PATRIOT
3/31/2009	Measured	197	PATRIOT
2/9/2000	Measured	263	PATRIOT
1/1/1982		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	74779
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5365		Sq. Ft.	Site		0	70.	1.08	6									406,664						406,700	

Total AC/HA:	0.12316	Total SF/SM:	5365	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	406,664	Spl Credit		Total:	406,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1948	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.35000002
Const Adj.:	0.99495000
Adj $ / SQ:	147.750
Other Features:	71500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	292791
Depreciation:	54459
Depreciated Total:	238332

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6	BRs:	2	Baths:	1	HB					

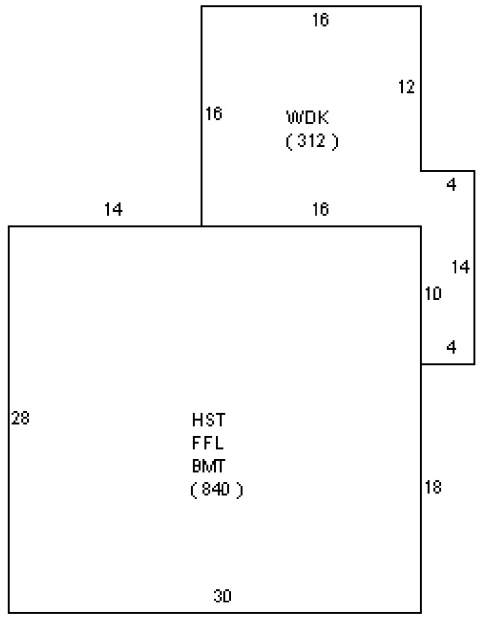
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	2001
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	2	
Totals			
1	6	2	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	147.75
Special Features:	0	Val/Su Net:	98.80
Final Total:	238300	Val/Su SzAd	189.13

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	840	44.330	37,233
FFL	First Floor	840	147.750	124,110
HST	Half Story	420	135.930	57,091
WDK	Deck	312	9.160	2,857

Net Sketched Area:	2,412			Total:	221,291
Size Ad	1260	Gross Area	2832	FinArea	1176

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
HST	100	UNF	20		

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

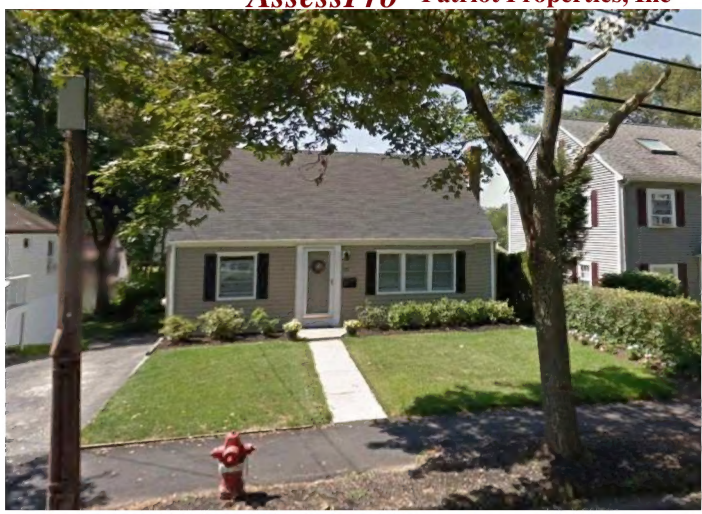
SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X10	A	AV	1980	0.00	T	31.2	101						

PARCEL ID

116.0-0006-0006.0

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc